

Doc # 5004
January 28, 1988

MEMORANDUM

TO: BOSTON REDEVLEOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT ASSISTANT DIRECTOR
MUHAMMAD ABDUS-SABUR, DEPUTY DIRECTOR
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: WASHINGTON PARK URBAN RENEWAL AREA,
PROJECT NO. MASS R-24
FINAL DESIGNATION OF REDEVELOPER OF
RE-USE PARCEL L-22, BOUNDED BY WASHINGTON STREET
ST. JAMES STREET AND ST. JAMES PLACE

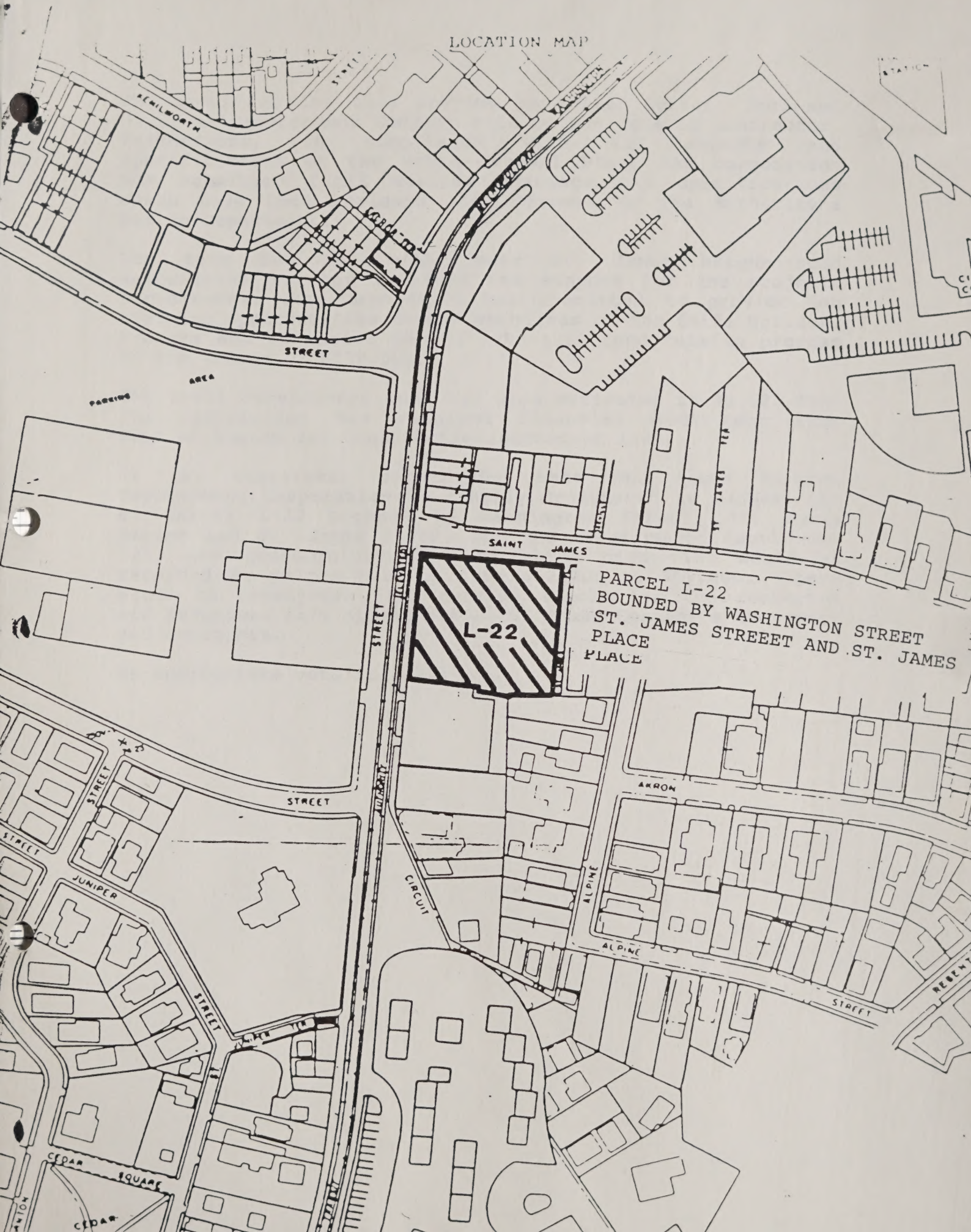
SUMMARY: THIS MEMORANDUM REQUESTS THAT THE AUTHORITY
FINALLY DESIGNATE ST. JAMES ESTATE DEVELOPMENT
CORPORATION AS REDEVELOPER OF PARCEL L-22 FOR
THE PURPOSE OF CREATING TWENTY-TWO (22)
MIXED-INCOME CONDOMINIUM UNITS, TWENTY-TWO (22)
PARKING SPACES FOR THE OWNERS AND SEVENTEEN
(17) PARKING SPACES FOR U. S. GLASS SERVICE
COMPANY

Parcel L-22 is bounded by Washington Street, St. James Street and St. James Place in the Washington Park Urban Renewal Area, Project No. Mass R-24. This site consists of approximately 36,843 square feet of vacant land.

On June 18, 1987, St. James Estate Development Corporation was tentatively designated as redeveloper of Re-Use Parcel L-22. The corporation was also granted permission to enter the site for the purpose of conducting test borings, site preparation, as well as the use of approximately 7,000 square feet of the parcel for off-street parking.

The proposal submitted by the corporation called for the development of eleven (11) duplex buildings. The proposed eleven buildings would accommodate twenty-two (22) mixed-income condominium units of which eight (8) units would be reserved at prices ranging from \$62,000 to \$69,000. The residential mix would consist of 15 two-bedroom units and 7 three-bedroom units, ranging in size from 880 to 1270 square feet. Furthermore, there would be a total of thirty-nine (39) parking spaces. Twenty-two (22) of the parking spaces would be for the residential units and the remaining seventeen (17) spaces would be for U. S. Glass Company's customers and employees.

LOCATION MAP



L-22

PARCEL L-22
BOUNDED BY WASHINGTON STREET
ST. JAMES STREET AND ST. JAMES
PLACE

The architect for this project is Fuller Design, Inc. and D. Stone Development Company will be the general contractor. Furthermore, in compliance with all aspects and specifications of the Urban Renewal Plan, the corporation has submitted final working drawings and specifications which have been reviewed and approved by the Authority's Design Department.

The team has met with Lower St. James Neighborhood Association and has received its support for the project. Furthermore, the corporation has committed to provide job training opportunities to the enrollees of the Skill Builders Program and to assist in the 1987-1988 fund raising program in the amount of \$100,000.

The total development cost has been estimated at \$2,527,801. The corporation has received financial commitment from Bank of Boston for construction/permanent loan.

It is, therefore, recommended that St. James Estates Development Corporation be finally designated as redeveloper of Parcel L-22 bounded by Washington Street, St. James Street and St. James Place, for the creation of twenty-two (22) new condominium units of which eight (8) would be reserved at prices ranging from \$62,000 to \$69,000. There would be twenty-two (22) parking spaces for the residents and seventeen (17) spaces for U. S. Glass Company's customers and employees.

An appropriate vote follows:

